



MARVINS
ESTATE AGENTS



1 BROOKSIDE CRESCENT, WROXALL, PO38 3BB

ASKING PRICE £200,000

Located in Brookside Crescent, Wroxall, Ventnor, this three-bedroom house presents an excellent opportunity for those looking to create their dream home. The property includes a separate Lounge and Dining Room

Outside there is a driveway, which offers parking, along with a garage for additional storage or vehicle accommodation and a rear garden with views over the Downs.

While the house is in need of modernising and updating, this presents a unique chance for buyers to personalise the property to their taste and style. With a little vision and effort, this home can be transformed into a contemporary haven that reflects your individual preferences.

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1 BROOKSIDE CRESCENT, WROXALL, ISLE OF WIGHT PO38 3BB

Front Entrance with electric heater and stairs off.

LOUNGE

17'3" x 12'3" (5.26m x 3.73m)

Bow window and gas fire point. Fireplace. Understairs cupboard. Glazed double door to:

DINING ROOM

10'8" x 8'3" (3.25m x 2.51m)

Sliding patio door to garden. Door to:

KITCHEN

10'8" x 6'11" (3.25m x 2.11m)

Rear aspect over garden. Range of units. Plumbing for washing machine. Gas cooker point.

FIRST FLOOR

Access to Loft.

BATHROOM

Comprising bath, pedestal hand basin and WC.

BEDROOM ONE

14'4" x 8'9" (4.37m x 2.67m)

Gas heater

BEDROOM THREE

10'8" x 6'5" (3.25m x 1.96m)

Built in cupboard.

BEDROOM TWO

13'7" x 7'7" (4.14m x 2.31m)

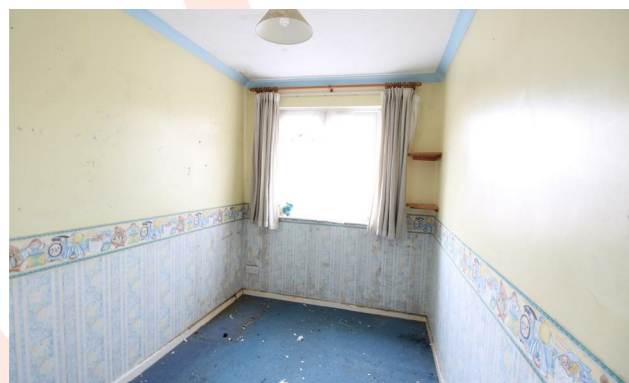
Rear aspect over garden. Gas heater.

OUTSIDE

Driveway and parking. Garage. Rear garden laid to grass. Views over the Downs.

TENURE

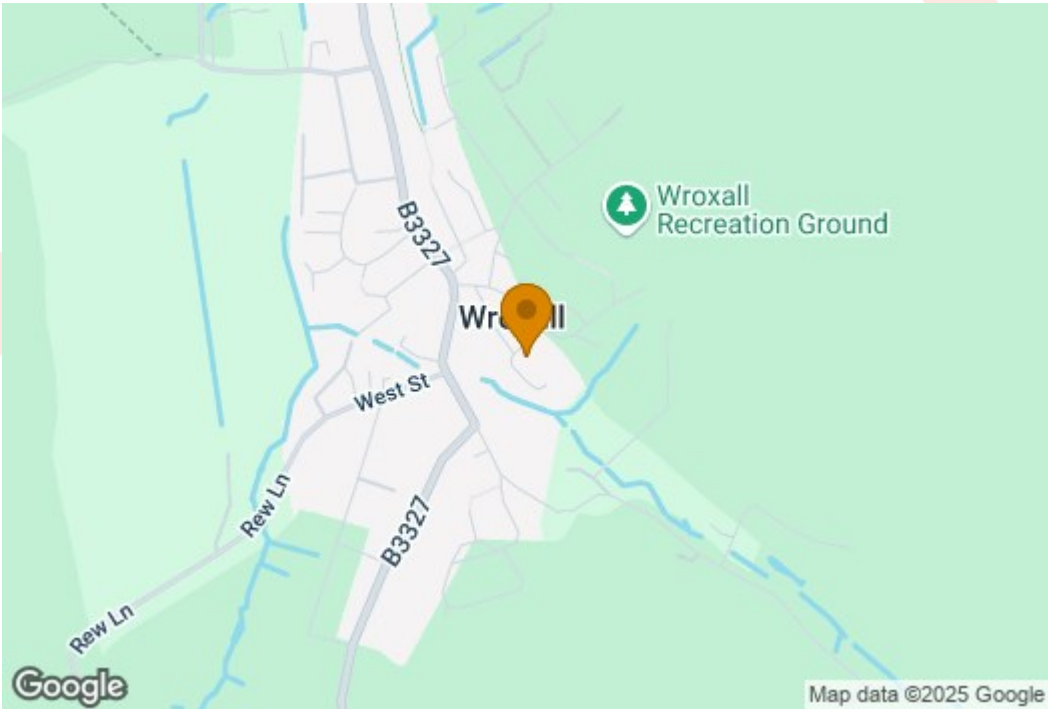
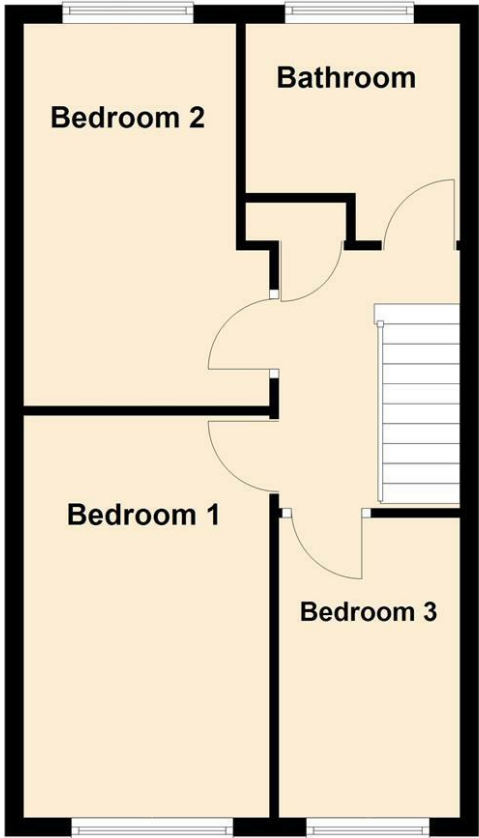
This property is Freehold. Council tax band C.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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